

OWNERS CERTIFICATE §  
COUNTY OF COLLIN §  
STATE OF TEXAS §

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, AUSTIN J. BEDFORD, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of McKinney, Collin County, Texas.

Witness my hand at Rockwall, Texas, this the \_\_\_\_ day of August, 2011.

Austin J. Bedford  
Registered Professional Land Surveyor No. 4132  
AJ Bedford Group, Inc.  
301 N. Alamo Road  
Rockwall, Texas 75087

COUNTY OF ROCKWALL §  
STATE OF TEXAS §

BEFORE ME, the undersigned authority, on this day personally appeared AUSTIN J. BEDFORD, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the \_\_\_\_ day of August, 2011.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CERTIFICATE OF APPROVAL

Approved and Accepted \_\_\_\_\_ Date \_\_\_\_\_

Planning & Zoning Commission Chair  
City of McKinney, Texas

Bearings are based on the Hennemman-Stacy Addition plat recorded in Cabinet 2010, Page 174.

All lots comply with the minimum size requirements of the zoning district.

WHEREAS, MJC INTERESTS, LP are the owners of a 8.028 acre tract of land situated in the John W. Roberts Survey, Abstract Number 762, and the Oliver Hedgecoxe Survey, Abstract Number 392, in the City of McKinney, Collin County, Texas and being a portion of Lot 6R1 & a portion of Lot 7R1, Block A of the Amended Conveyance Plat of Hennemman-Stacy Addition according to the plat recorded in Cabinet 2011, Page 198 Plat Records Collin County, Texas (PRCCT) and being a portion of a 3.453 acre tract of land conveyed to MJC INTERESTS, LP recorded in cc#20110805000828010 of the Deed Records of Collin County Texas (DRCCCT) and being a portion of a 10.030 acre tract of land conveyed to MJC INTERESTS, LP recorded cc# 20110805000827980 (DRCCCT) and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod set for the northwest corner of said 3.453 acre tract of land and being located in the south line of Collin McKinney Parkway (120 wide of this point) and being located in a non-tangent curve to the left having a radius of 2,560.00 and a chord bearing of North 72°33'41" East;

THENCE along the south line of said Collin McKinney Parkway as follows:

Continuing along said non-tangent curve to the left through a central angle of 06°16'15" for an arc length of 280.19 feet to a 5/8 inch iron rod set for corner;

NORTH 71°25'25" EAST a distance of 154.20 feet to a 5/8 inch iron rod set for the beginning of a curve to the left having a radius of 2,570.00 feet and a chord bearing of North 65°16'43" East;

Continuing along said curve to the left through a central angle of 01°25'10" for an arc length of 63.67 feet to a 5/8 inch iron rod set for the end of said curve;

NORTH 64°34'08" EAST a distance of 70.28 feet to a 5/8 inch iron rod set for the beginning of a curve to the right having a radius of 66.00 feet and a chord bearing of South 80°17'45" East;

Continuing along said curve to the right through a central angle of 70°16'26" for an arc length of 80.95 feet to a 5/8 inch iron rod set in the west line of Stacy Road (variable width);

THENCE along the west line of said Stacy Road, SOUTH 25°32'27" EAST a distance of 663.83 feet to a 5/8 inch iron rod set for southeast corner of said Lot 6R1 and also being the southeast corner of said 10.030 acre tract of land and being the northeast corner of Lot 3, Block A of Hennemman-Stacy Addition according to the plat recorded in Cabinet 2010, Page 174 of the Plat Records of Collin County, Texas;

THENCE departing said Stacy Road following the south line of said 10.030 acre tract of land, SOUTH 64°52'20" WEST a distance of 69.15 feet to a 5/8 inch iron rod set for corner;

THENCE departing the south line of said 10.030 acre tract of land, NORTH 70°19'37" WEST a distance of 354.93 feet to a 5/8 inch iron rod set for corner;

THENCE SOUTH 89°21'08" WEST a distance of 495.14 feet to a 5/8 inch iron rod set in the west line of said Lot 7R1 and also being the west line of said 3.453 acre tract of land;

THENCE along said west lines, NORTH 00°38'52" WEST a distance of 337.41 feet to the POINT OF BEGINNING;

CONTAINING 8.028 acres or 349,711 square feet of land, more or less.

COUNTY OF COLLIN §  
STATE OF TEXAS §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, we MJC INTERESTS, LP do hereby adopt this plat designating the herein described property as a CONVEYANCE PLAT of LOT 9, BLOCK A of HENNEMAN-STACY ADDITION an addition to the City of McKinney, Collin County, Texas and do hereby dedicate to the public use forever, the easements, as shown, for mutual use and accommodation of the City of McKinney and all public utilities desiring to use or using same. All and any public utility and the City of McKinney shall have the right to remove and keep removed all or parts of any building, fences, shrubs, trees or other improvements or growths, which in anyway, endanger or interfere with the construction, maintenance or efficiency of its respective systems on said easements, and the City of McKinney and all public utilities constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems, without the necessity, at anytime, of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of McKinney, Texas.

WITNESS MY HAND at McKinney, Texas, this \_\_\_\_ day of \_\_\_\_\_, 2011.

MJC INTERESTS, LP  
By: \_\_\_\_\_  
Title: \_\_\_\_\_

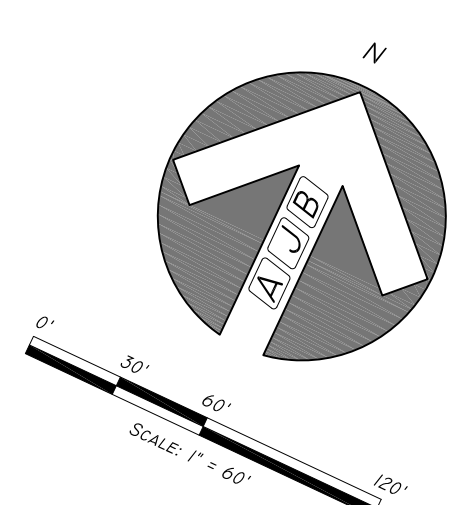
COUNTY OF COLLIN §  
STATE OF TEXAS §

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_ of MJC INTERESTS, LP, known to me to be the person whose name is subscribed to the foregoing instruments, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the \_\_\_\_ day of \_\_\_\_\_, 2011.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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CONVEYANCE PLAT ONLY: NOT FOR DEVELOPMENT

CONVEYANCE PLAT  
LOT 9, BLOCK A  
HENNEMAN-STACY ADDITION  
8.028 ACRES

JOHN W. ROBERTS SURVEY, ABSTRACT NO. 762  
OLIVER HEDGECOXE SURVEY, ABSTRACT NO. 392  
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

OWNER: MJC INTERESTS, LP c/o TRAXXAS, LP  
1100 KLEIN ROAD  
PLANO, TEXAS 75074

301 N. ALAMO ST. \* ROCKWALL, TEXAS 75087  
(972) 722-0225 - WWW.AJBEDFORDGROUP.COM

SHEET: |  
OF: |

SCALE: 1" = 60'  
DATE: AUGUST 03, 2011  
TECHNICIAN: L. SPRADLING  
DRAWN BY: L. SPRADLING

CHECKED BY: A.J. BEDFORD  
P.C.: D. CRYER  
FILE: LOT 9 CONVEYANCE PLAT  
JOB. NO. 159-115  
GF. NO. N/A

ENGINEER: CROSS ENGINEERING CONSULTANTS, INC.  
131 S. TENNESSEE ST.  
MCKINNEY, TEXAS 75069 972-562-4409